



ROSE TOWN

VNK Investment
Consultancy

KIẾN TẠO GIÁ TRỊ CUỘC SỐNG

Rose town



XUAN MAI CORP

CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG XUÂN MAI
XUAN MAI INVESTMENT AND CONSTRUCTION CORPORATION





General Information

Project Name	Rose Town
Developer	Xuan Mai Corp
Location	79 Ngoc Hoi Street, Hoang Mai District, Hanoi City.
Total Land	40.124m ²
Total Construction area	11.797m ²
Density	33%
Type	Office, Villa, Hotel, Apartment, Garden House...
Total Unit	1500 units (1072 Apartments, 05 Villas , 43 Garden Houses, 380 Tourist Apartments)
Amenities	Shopping Mall, Swimming Pool, Garden, Kindergarten, Office, Gym, Spa, Community Living Room...
Start Construction	2018
Handover	From Q3/2020



Scale	06 Blocks
DV01 Tower	27 Floors, 03 basements – 272 units, 80 Tourist Apartment
DV02 Tower	27 Floors, 03 basements – 300 units
DV03 Tower	27 Floors, 03 basements – 250 units
DV04 Tower	27 Floors, 03 basements – 250 units
DV05 Tower	27 Floors, 03 basements – 300 Tourist Apartments
Office Town	25 Floors, 03 basements
Villas Area	1214m ² – 05 villas
Garden House	5054 m ² – 43 units
Area	
Average price	1100-1300 USD/m ² (Included VAT)
Building	On 01.2021
Progress	-Upcoming Handover DV02 -Finished 27 th Floor of DV03 -Finished 1 st floor of DV04



General Layout



Apartment Area

- DV1: Sold out
- DV2: On sale
- DV3: Booking
- DV4: Updating

Serviced Apartment: DV5

Office Building: 25T

Garden House : NV1,
NV2, NV3

Villas: BT

Kindergarten: TH



**A well-known local brand developer
in Vietnam
Highly recognized by the market**

XUAN MAI Group was established in 1983

In 2007, it was officially listed on the Hanoi Stock Exchange under the stock code XMC.

After 35 years of development, the group has established its reputation and position in the construction market. The group has been committed to investment and research and cash technology worldwide, and constantly strives to become a leading EPC contractor and a well-known real estate developer.

XUAN MAI Group has won many awards from national and professional institutions



ISO Golden Cup Award

National Science & Technology Award

Prestigious stock branch Award



Le Trong Tan Apartment
(Hanoi)



An Binh City (Hanoi)



Xuan Mai Tower (Hanoi)



Eco Green Saigon
(Ho Chi Minh)



Eco Green City (Hanoi)



Royal Park Bac Ninh
(Bac Ninh)



- Metro Line 1 pass through Project.
- Walking 8 minutes to the nearest metro line station (the intersection of Metro line 1 and 8)

Unique transportation advantages, fast access to the city



The project is close to the 3rd Ring Road, which can reach the whole city.

Ngoc Hoi Street is connected to Giai Phong, which can directly and quickly reach Hanoi city center

Ring Road

Ngoc Hoi Main Road -Two ways 4 lanes

Tran Thu Do Road

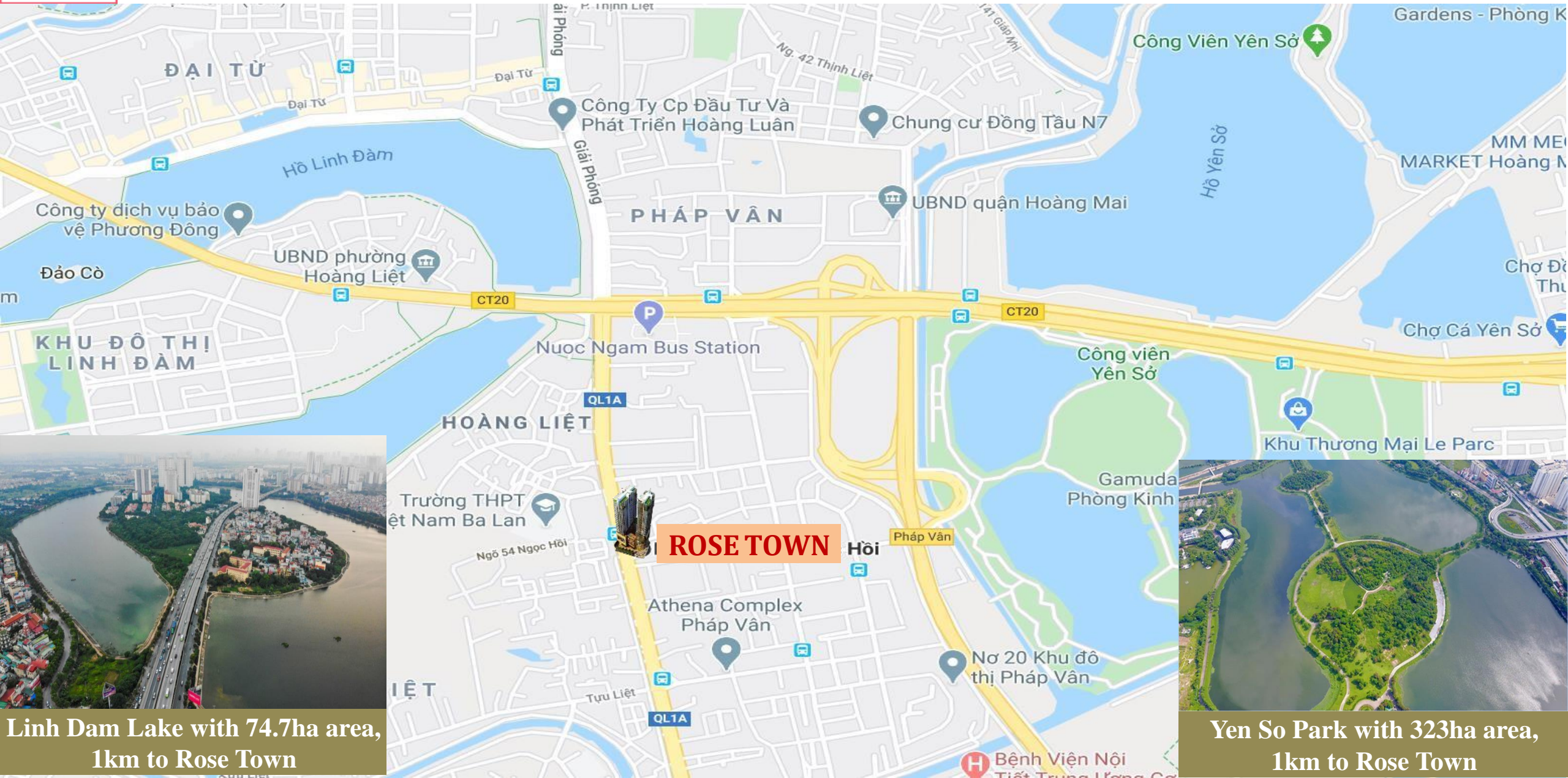
Giai Phong Road

Four directions from project

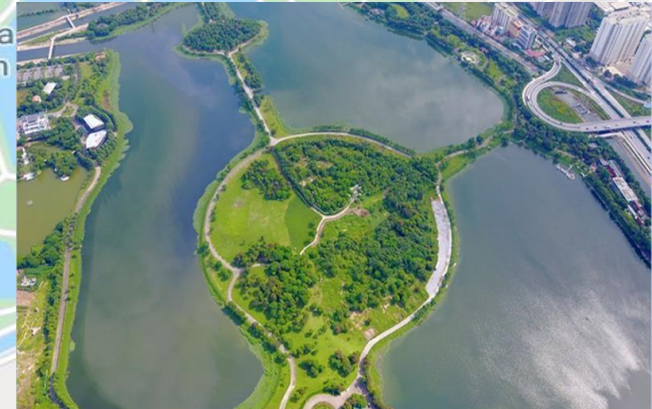
Westside, main entrance road: Ngoc Hoi Road
(Two ways- 4 lanes)



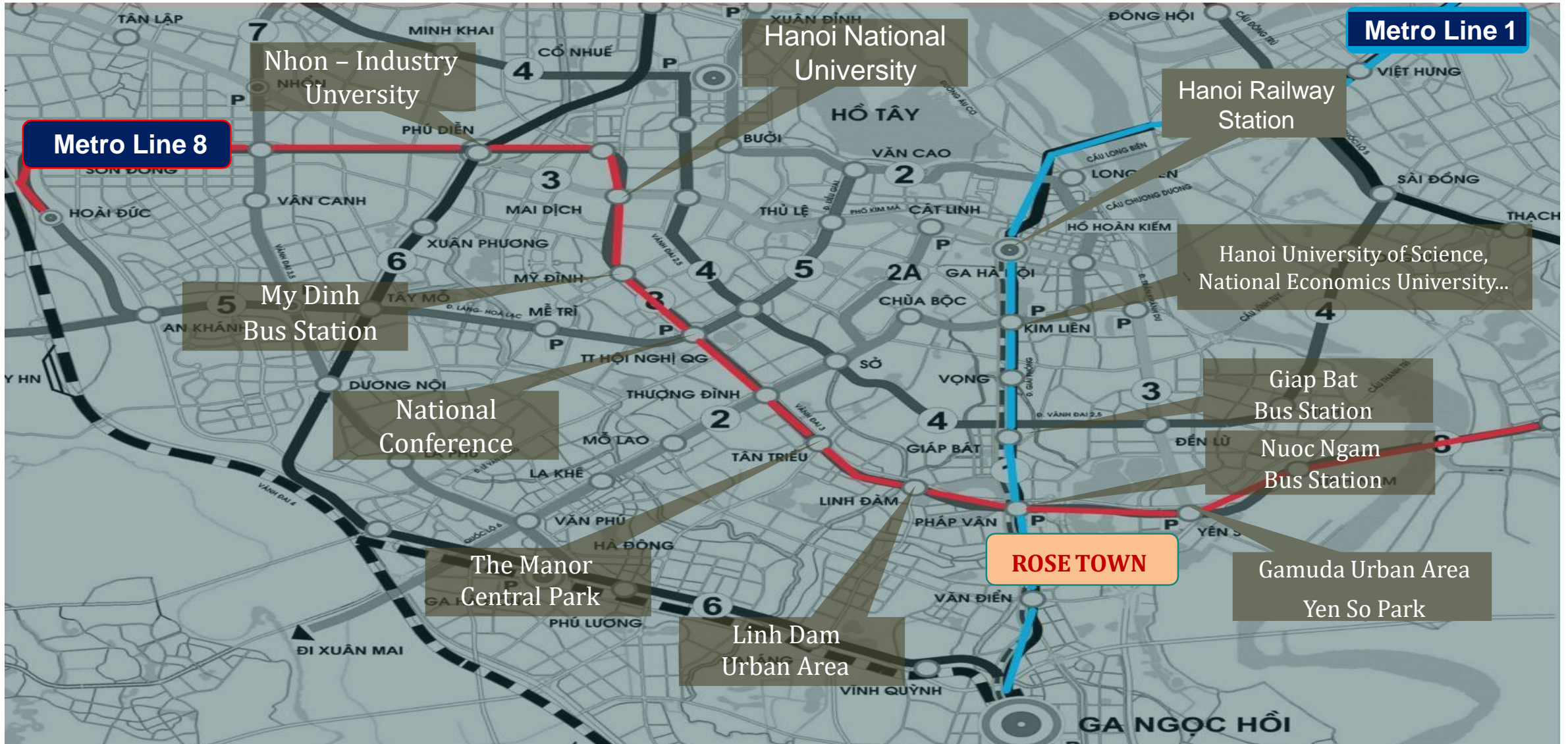
East side, main entrance road: Tran Thu Do Road
(Two ways- 4 lanes)



Linh Dam Lake with 74.7ha area,
1km to Rose Town



Yen So Park with 323ha area,
1km to Rose Town







Singapore International School



Technology and National University of Civil Engineering

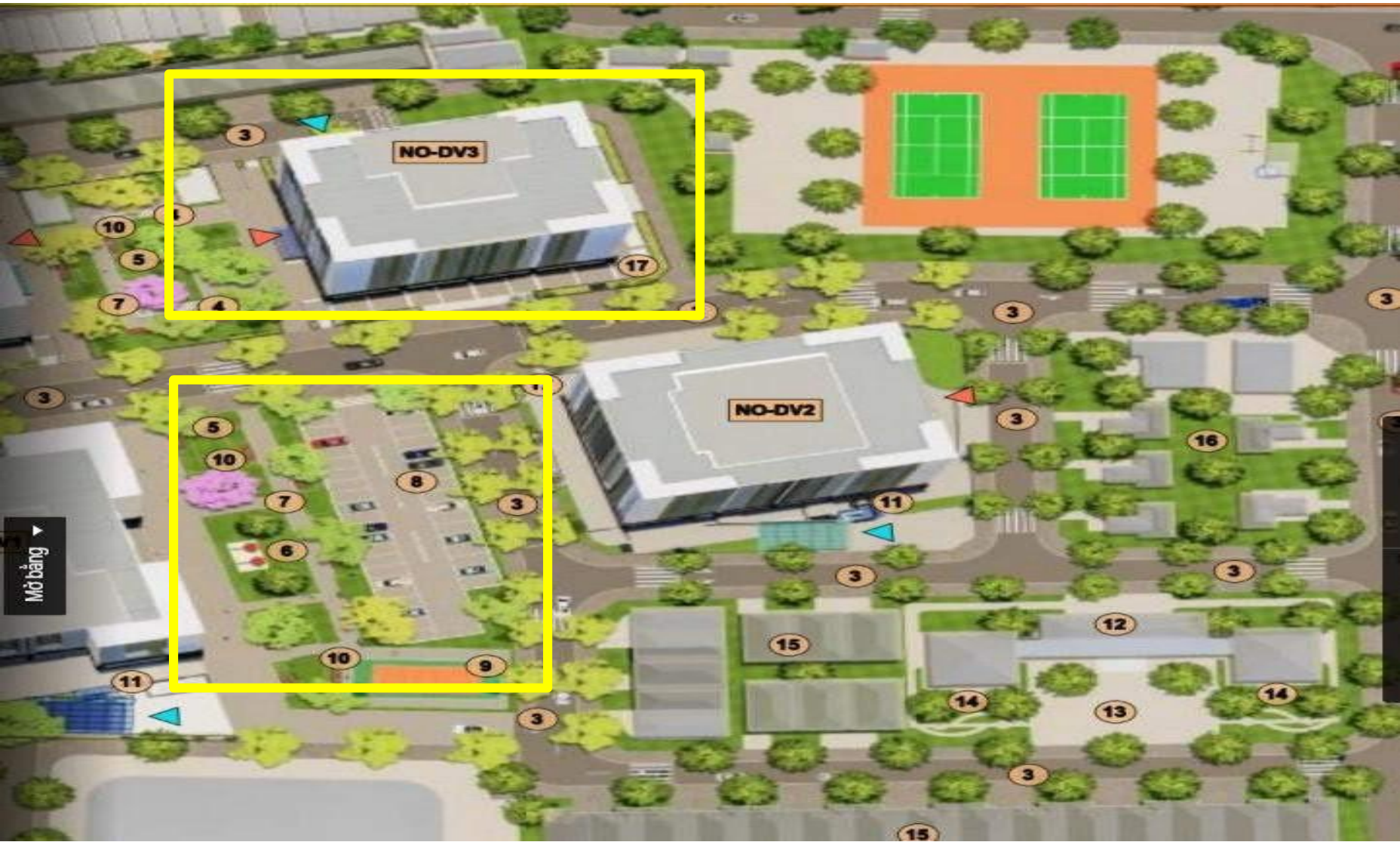


Singapore International School



Hanoi University of Science

Car Park



DV3 parking plan:
 Total area of 3 basements: 4812 square meters .

The project includes 1000 square meters of parking space



- 1、 Ngoc Hoi Road
- 2、 Main Entrance
- 3、 Inner Road
- 4、 Fountain
- 5、 Garden
- 6、 Entertainment area
- 7、 Art Road
- 8、 Outside Car Park
- 9、 Badminton court
- 10、 Outside Benches
- 11、 Emergency exit Stairs
- 12、 Kindergarten
- 13、 Kid Playground
- 14、 Grass Field
- 15、 Garden House
- 16、 Villas Area
- 17、 Internal Garden

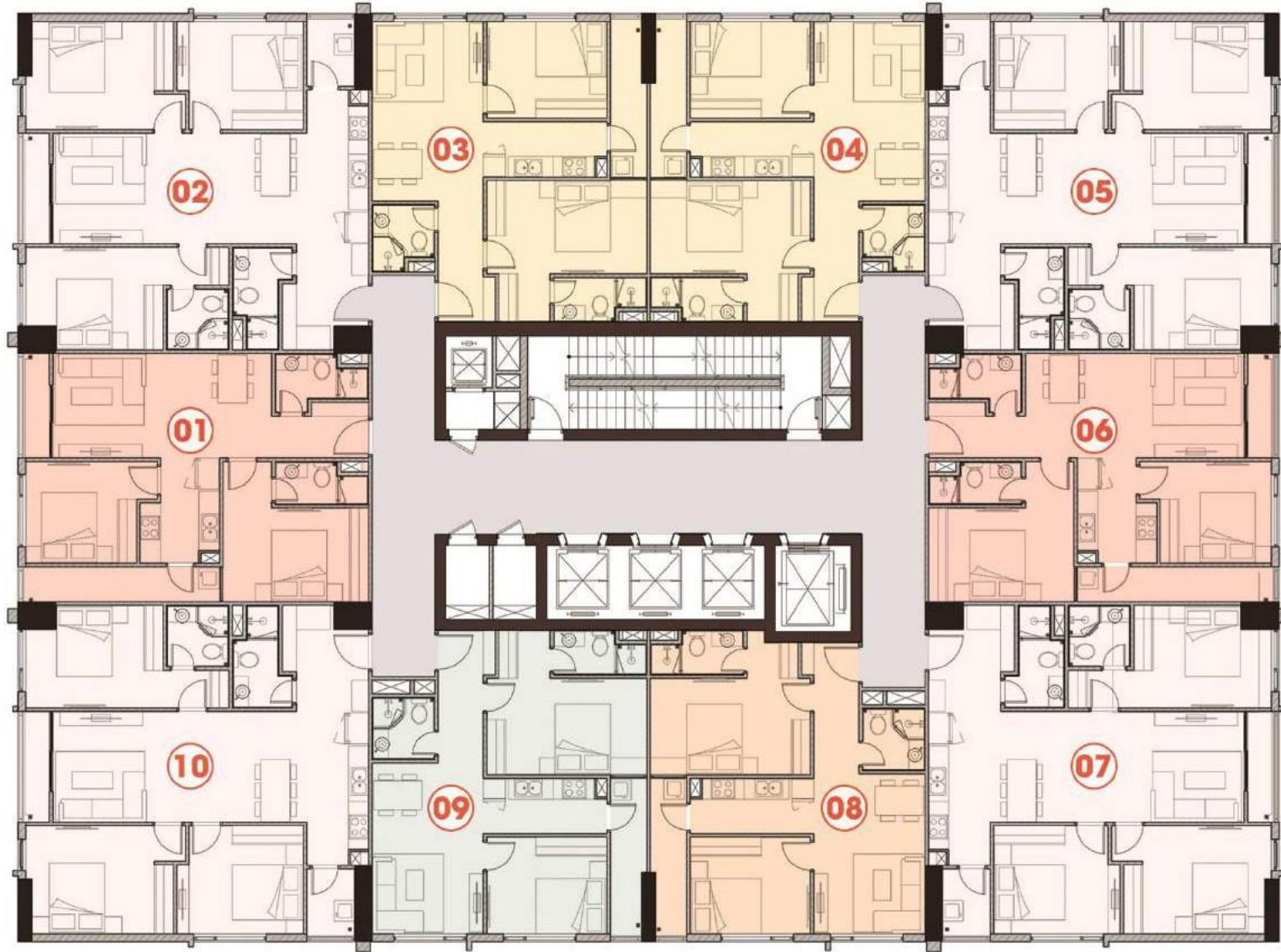







Double Metro Lake View Project

Scale	27 Floors 03 Basements
1st-2nd Floor	Shopping Mall & Office Service
3rd-27th Floor	Apartment
Number of Apartment	250 units
Unit type	02 BR – 03 BR
Area	64.27m ² -92.75 m ²
Expected total price	75.000 USD – 130.000 USD (Included VAT)
Handover	Q3/2021

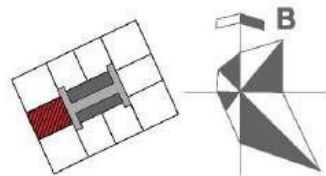
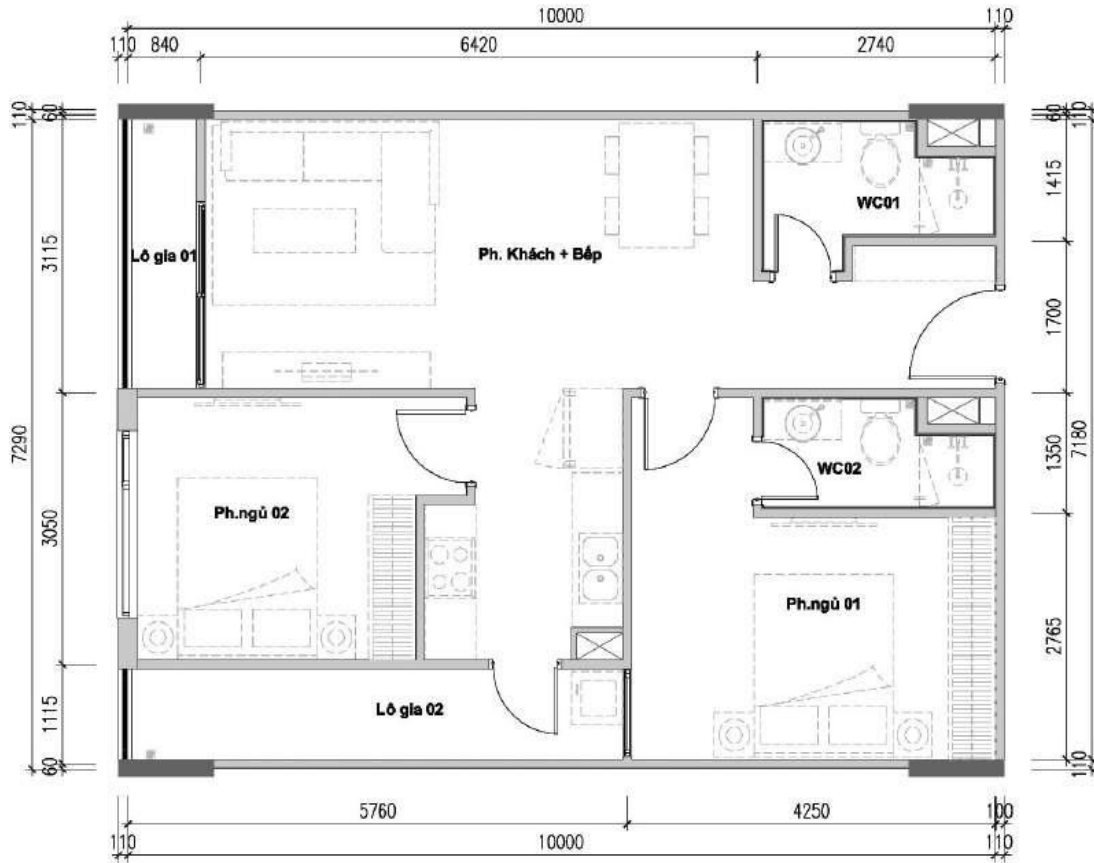
**DV3 Block of Rose Town Project is receiving booking
Deposit: 50.000.000 VND/unit
Expected opening for sale at the end of March**

Layout

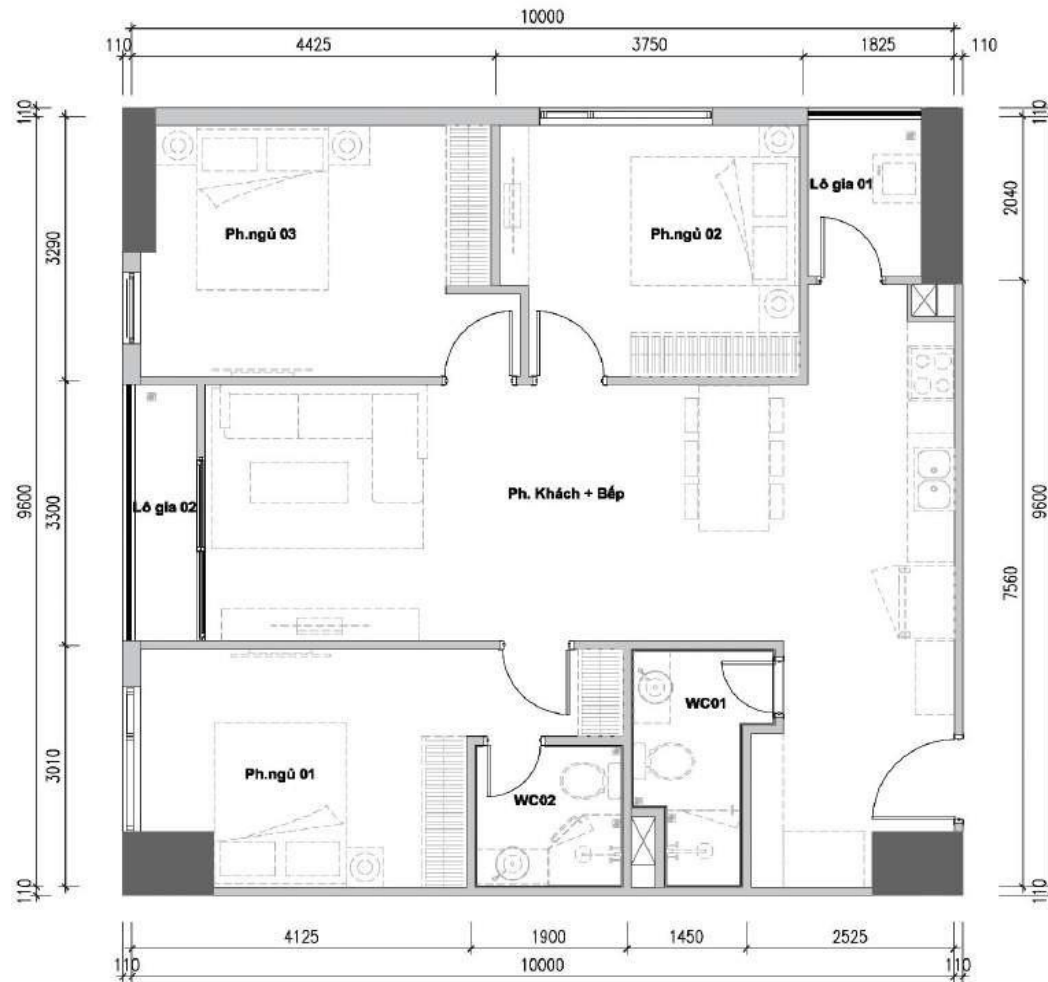


-  Unit no.02 &10 91.8 m²
-  Unit no.01 & 06 70.16 m²
-  Unit no.09 65.01m²
-  Unit no.08 63.46 m²
-  Unit no.03 & 04 64.99 m²

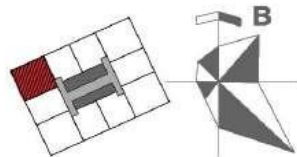


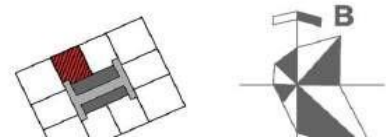
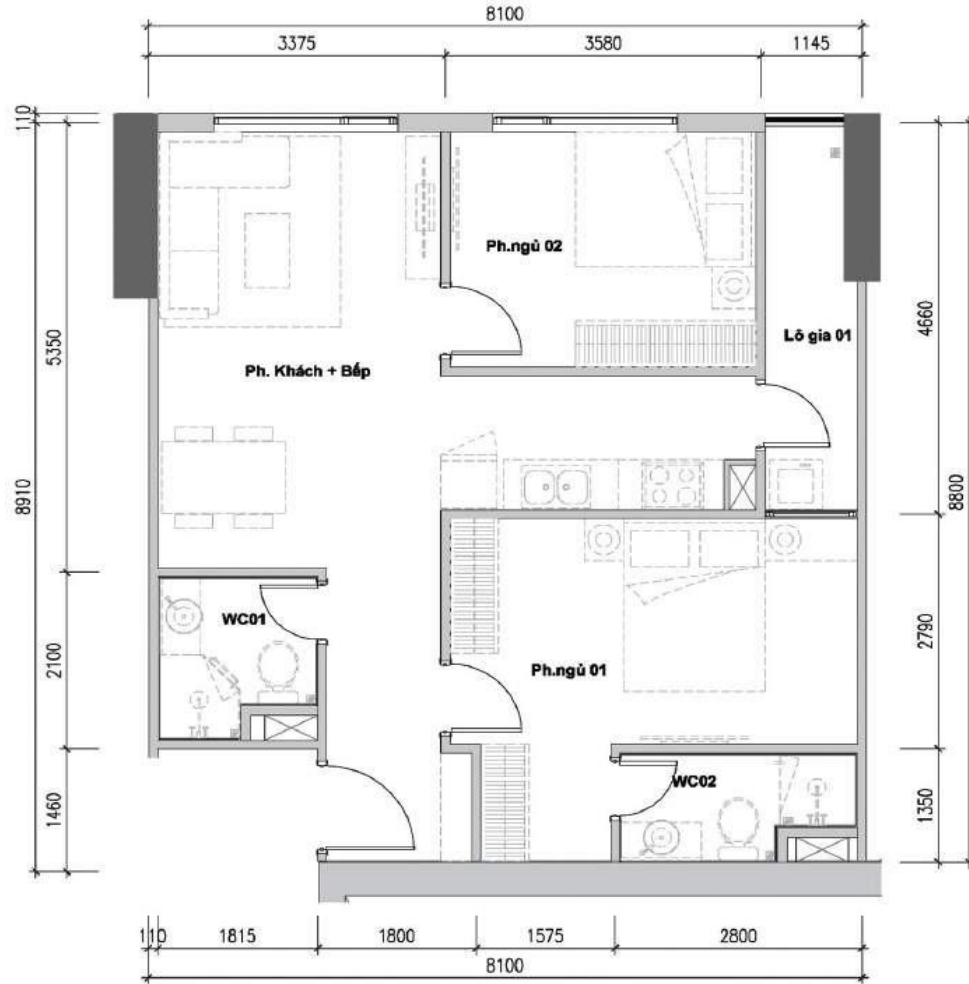


Total Area	75.14 m ²
Net size	71.33 m ²
Living room+ Kitchen	29.09 m ²
Bedroom 01	13.29 m ²
Bedroom 02	10.10 m ²
WC1+2	: 6.15 m ²
Logia	: 8.02 m ²
Wall+ Glass wall-Door	: 4.68 m ²

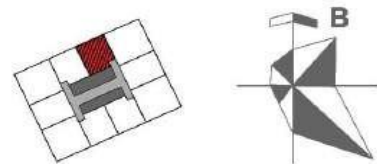
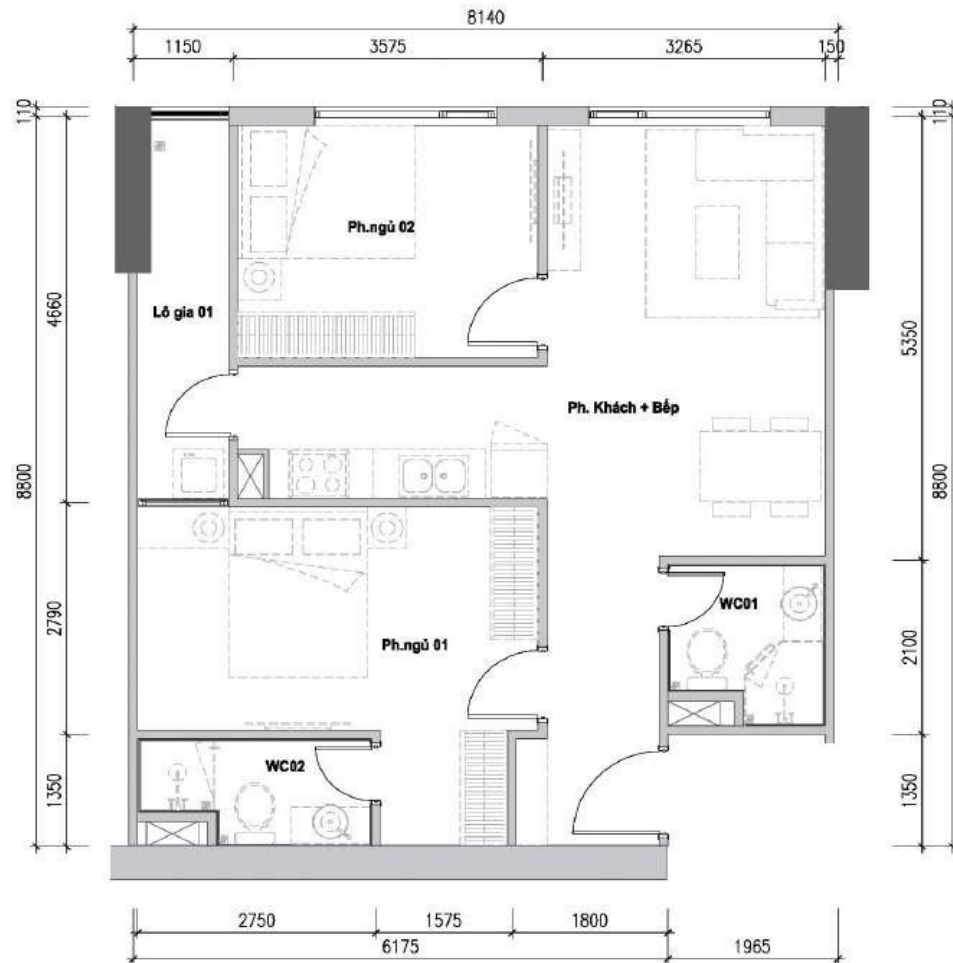


Total Area	98.62 m ²
Net size	93.15 m ²
Living room+ Kitchen	37.82 m ²
Bedroom 01	13.41 m ²
Bedroom 02	11.03 m ²
Bedroom 03	13.55 m ²
WC1+2	: 6.78 m ²
Logia 1+2	: 5.49 m ²
Wall+ Glass wall-Door	: 5.07 m ²





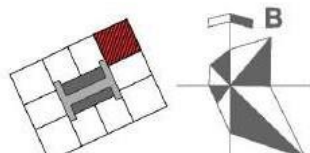
Total Area	70.49 m ²
Net size	65.62 m ²
Living room+ Kitchen	27.17 m ²
Bedroom 01	14.48 m ²
Bedroom 02	2: 9.73 m ²
WC1+2	2: 5.94 m ²
Logia	1: 4.62 m ²
Wall+ Glass wall-Door	1: 3.68 m ²

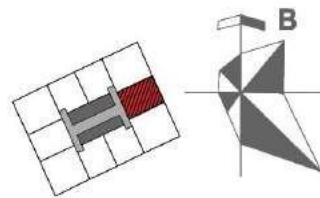
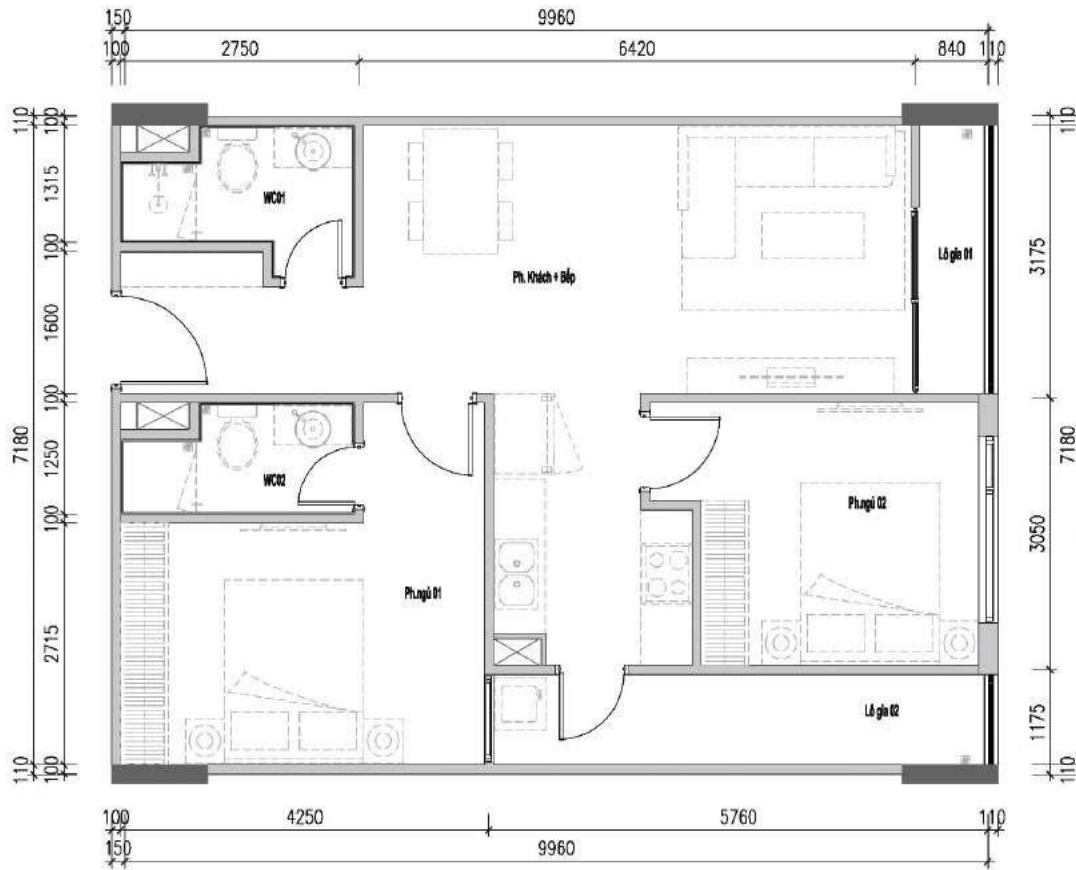


Total Area	70.39 m ²
Net size	65.66 m ²
Living room+ Kitchen	27.17 m ²
Bedroom 01	: 9.73 m ²
Bedroom 02	: 5.94 m ²
WC1+2	: 4.66 m ²
Logia	: 3.68 m ²
Wall+ Glass wall-Door	IA DV03

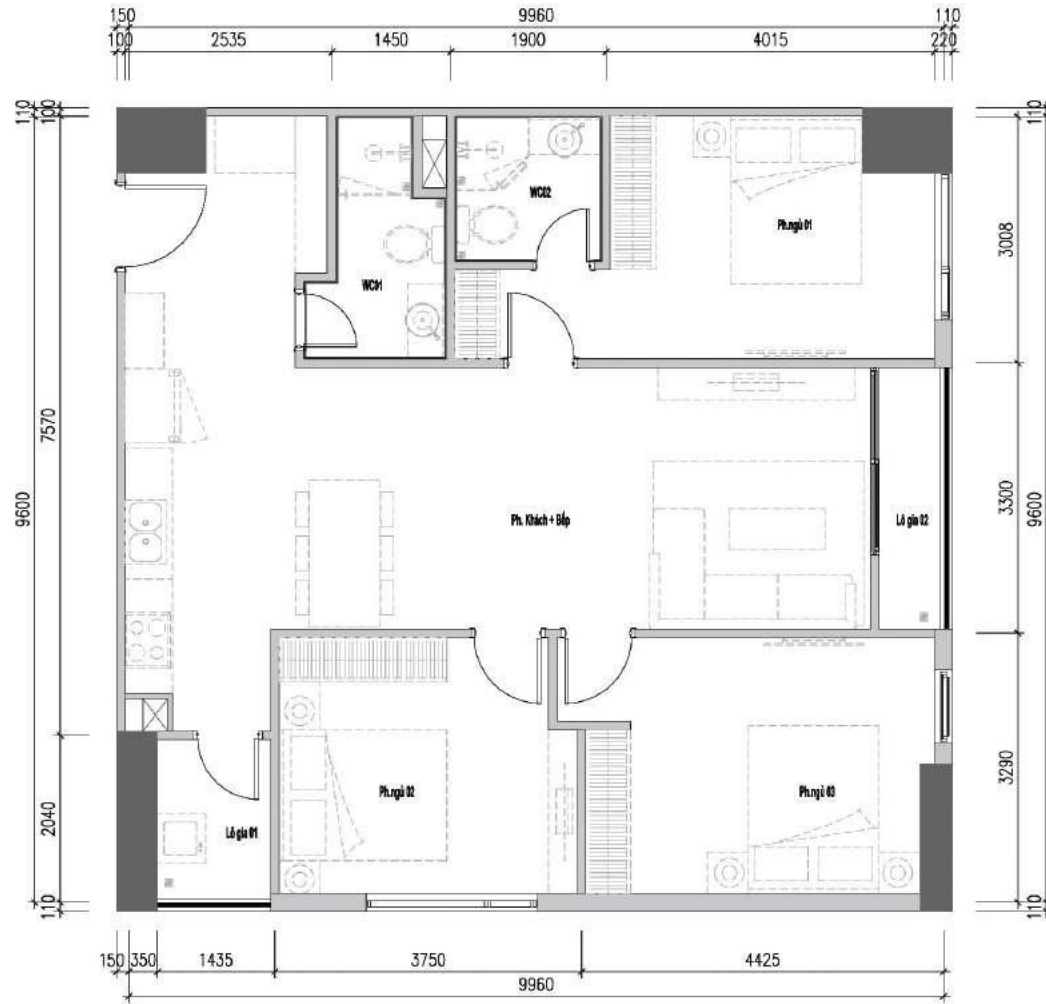


Total Area	98.62 m ²
Net size	93.15 m ²
Living room+ Kitchen	37.82 m ²
Bedroom 01	13.41 m ²
Bedroom 02	11.03 m ²
Bedroom 03	13.55 m ²
WC1+2	: 6.78 m ²
Logia 1+2	: 5.49 m ²
Wall+ Glass wall-Door	: 5.07 m ²

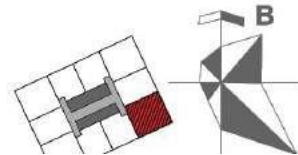


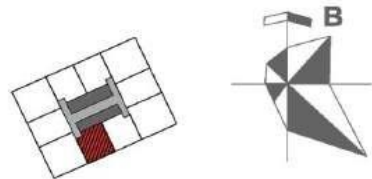
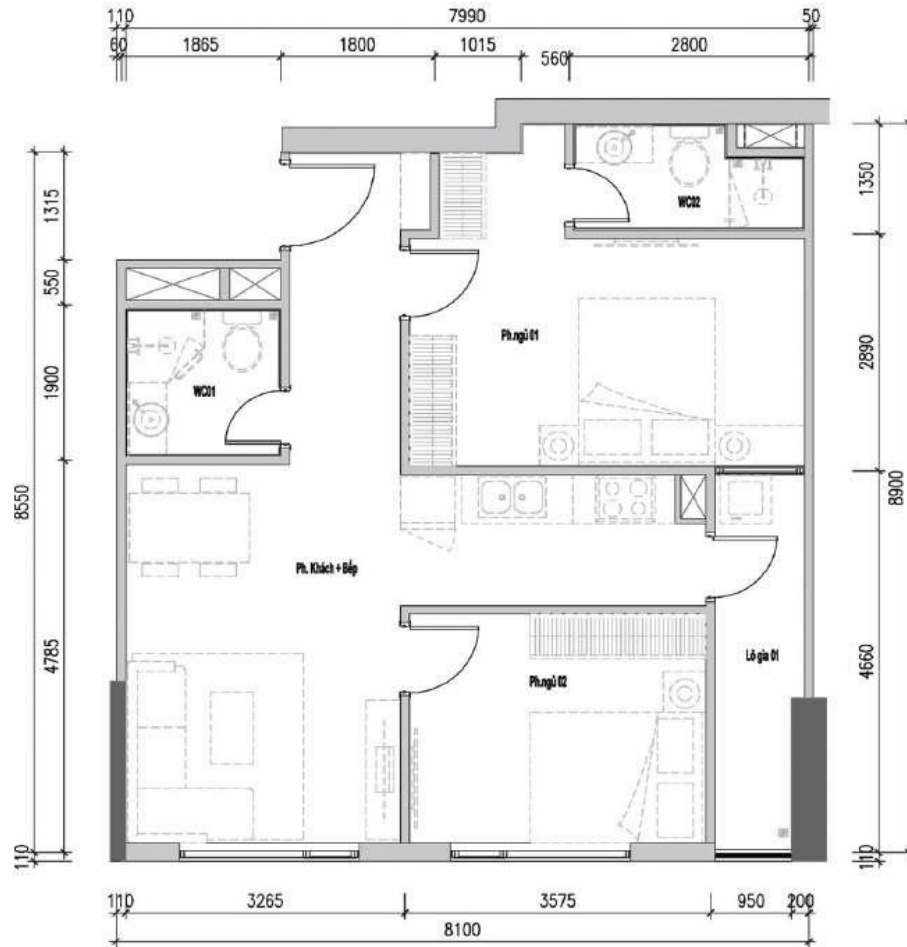


Total Area	75.14 m ²
Net size	71.33 m ²
Living room+ Kitchen	29.09 m ²
Bedroom 01	13.29 m ²
Bedroom 02	10.10 m ²
WC1+2	:: 6.15 m ²
Logia	:: 8.02 m ²
Wall+ Glass wall-Door	:: 4.68 m ²



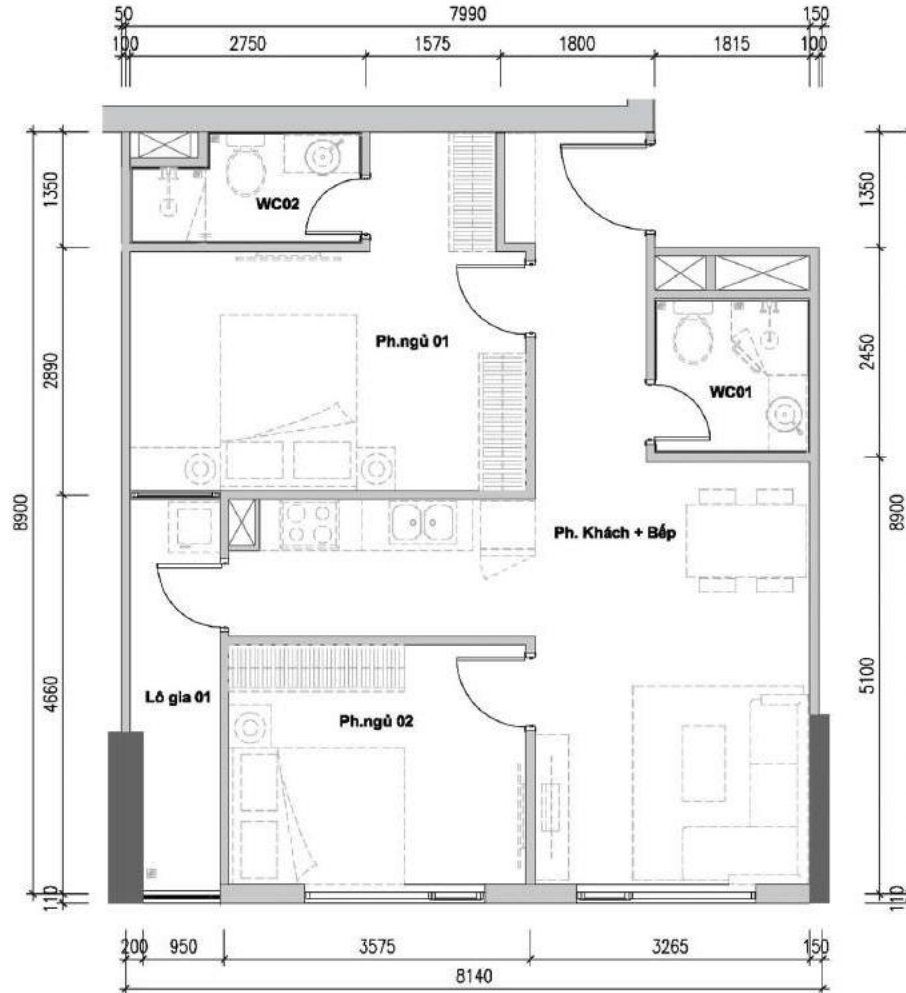
Total Area	: 98.62 m ²
Net size	: 93.15 m ²
Living room+ Kitchen	: 37.82 m ²
Bedroom 01	: 13.41 m ²
Bedroom 02	: 11.03 m ²
Bedroom 03	: 13.55 m ²
WC1+2	2: 6.78 m ²
Logia 1+2	2: 5.49 m ²
Wall+ Glass wall-Door	: 5.07 m ²



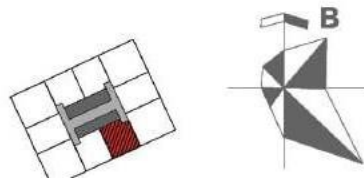


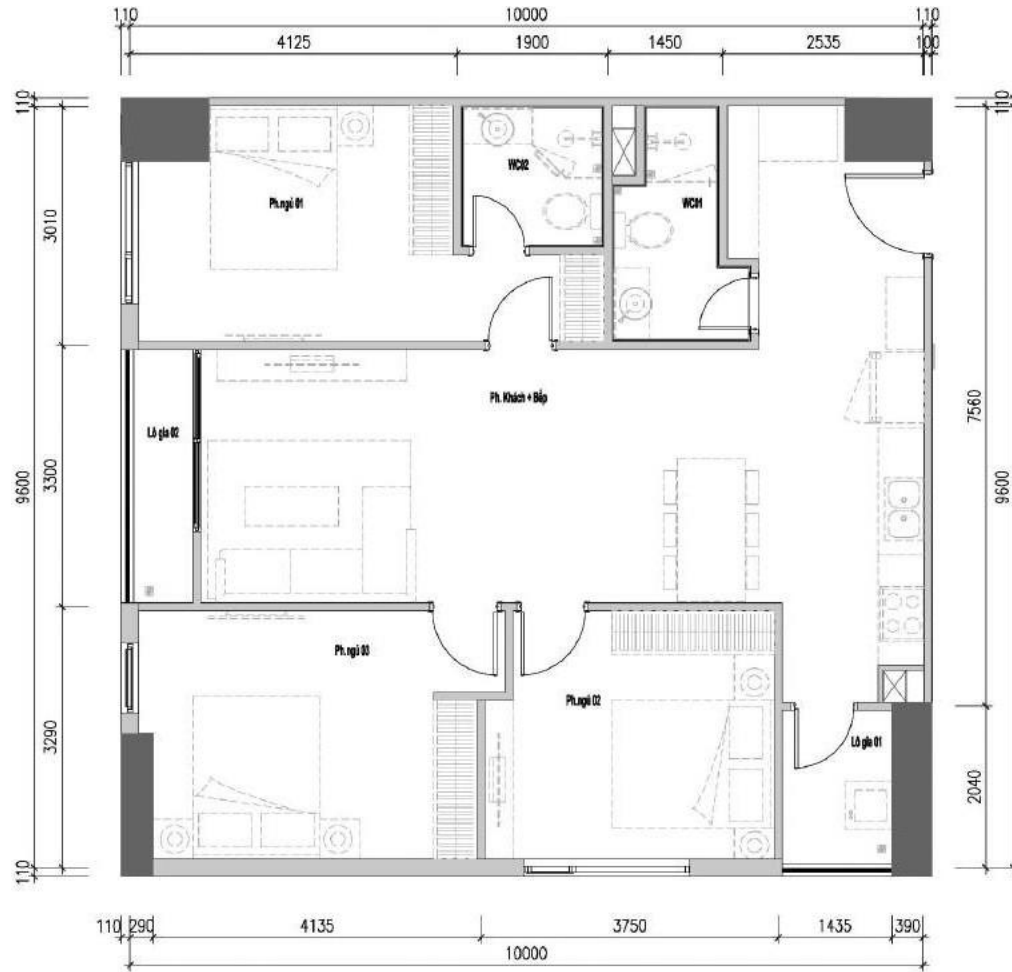
Total Area	69.36 m ²
Net size	64.41 m ²
Living room+ Kitchen	25.64 m ²
Bedroom 01	14.60 m ²
Bedroom 02	2: 9.73 m ²
WC1+2	2: 6.03 m ²
Logia	1: 4.66 m ²
Wall+ Glass wall-Door	1: 3.75 m ²

DV3 – Unit no.09 (20th -27th Floor)

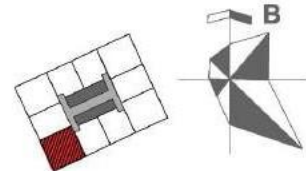


Total Area	70.85 m ²
Net size	65.96 m ²
Living room+ Kitchen	26.82 m ²
Bedroom 01	14.95 m ²
Bedroom 02	9.73 m ²
WC1+2	6.03 m ²
Logia	4.66 m ²
Wall+ Glass wall-Door	3.77 m ²





Total Area	
Net size	98.62 m ²
Living room+ Kitchen	93.15 m ²
Bedroom 01	37.82 m ²
Bedroom 02	13.41 m ²
Bedroom 03	11.03 m ²
WC1+2	2: 6.78 m ²
Logia 1+2	2: 5.49 m ²
Wall+ Glass wall-Door	1: 5.07 m ²



TÒA DV03

CĂN HỘ 10(T20-T27)









Master Bedroom

Bedroom



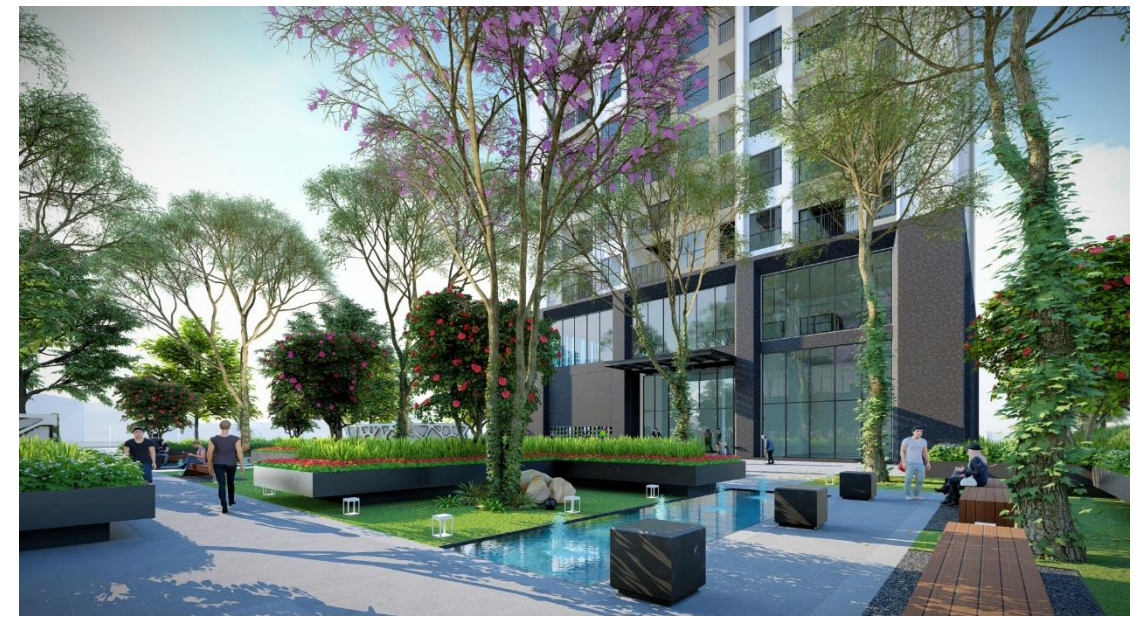
Full- furnished handover

The handover standard is higher than the same grade project, using TOTO and other international first-line brands



Bedroom	
Door	Industrial wood
Lock	Huy Hoang
Wall	Jotun or the same brand
Floor	Industrial Wood
Loggia Floor	Ceramic Tiles
Ceiling	Plaster Painted
Window	Viet Phap
Loggia Door	Viet Phap
Kitchen	
Floor	Ceramic Tiles
Kitchen cabinet	Industrial Wood
Kitchen Table Top	Granite
Faucet	TOTO
Kitchen Sink	INOX Son Ha
Bathroom	
Wall	Ceramic Tiles
Floor	Non-slip Ceramic Tiles
Wash basin	TOTO
Shower	TOTO
Faucet	TOTO
Toilet	TOTO

A part of handover list



Keypoints for Investment at Hoang Mai District



Hoang Mai District - Location

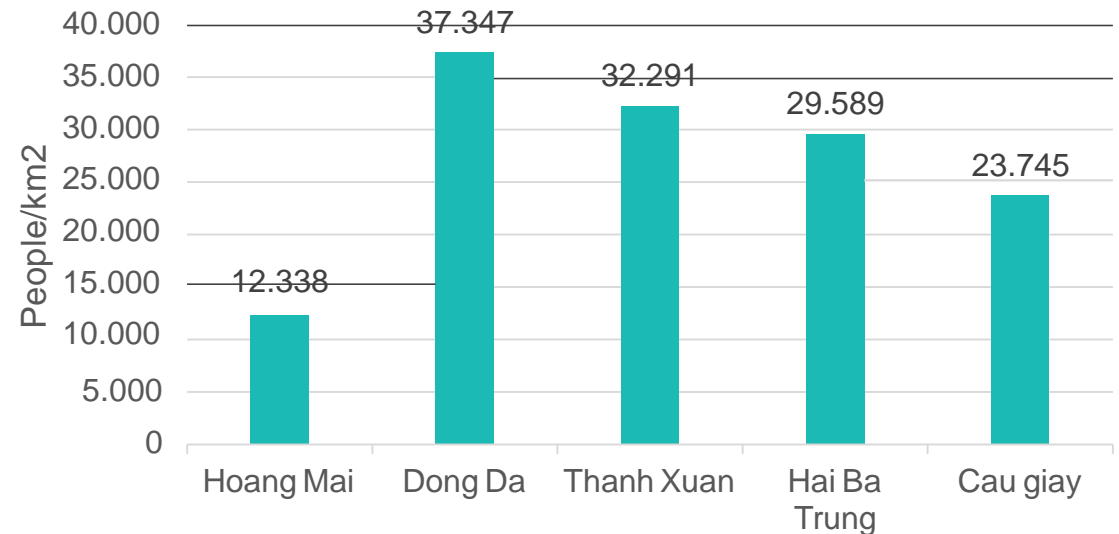


Locating in the South East of Hanoi

➤ Located at a strategic intersection between the capital and the surrounding provinces, Hoang Mai District owns many important transport routes such as: Giai Phong, Tam Trinh, Linh Nam, Ring Road 2.5, Ring Road 3, Ngoc Hoi and National Highway 1A, Phap Van- Cau Gie highway...

➤ Hoang Mai is also one of the districts with the most modern and synchronous social infrastructure in Hanoi.

Hoang Mai District - Population Density



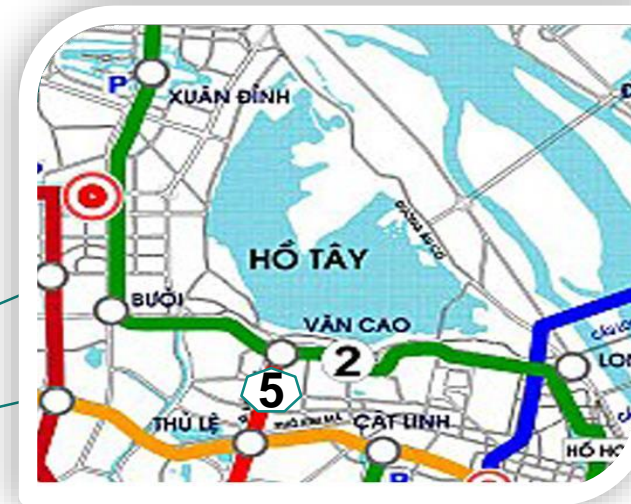
With low population density residential, distance <10km to CBD. Hoang Mai District is well planned, developed infrastructure promising the potential for high prices for residential projects in the near future.

POPULATION DENSITY
Statistics: 2019

Source: <http://consosukien.vn/ha-noi-ket-qua-so-bo-tong-dieu-tra-dan-so-va-nha-o-nam-2019.htm#:~:text=K%E1%BA%BF1%20qu%E1%BA%A3%20T%E1%BB%95ng%20C4%91%E1%BB%81u%20tra%20n%C4%83m%202019%20cho%20th%E1%BA%A5y%2C%201%25%20c%E1%BB%A7a%20c%E1%BA%A3%20n%C6%B0%E1%BB%9Bc.&text=%2D%20x%C3%A3%20h%E1%BB%99i%20n%C3%A2n%20l%C3%AAn.>

Compare Hoang Mai District & Tay Ho District

According to the Capital Construction Master Plan to 2030 and vision to 2050.



Tay Ho District

- Through **Metro line 2** (Ha Dong–Noi Bai)
- Through **Metro line 5** (Co Loa–An Khanh)

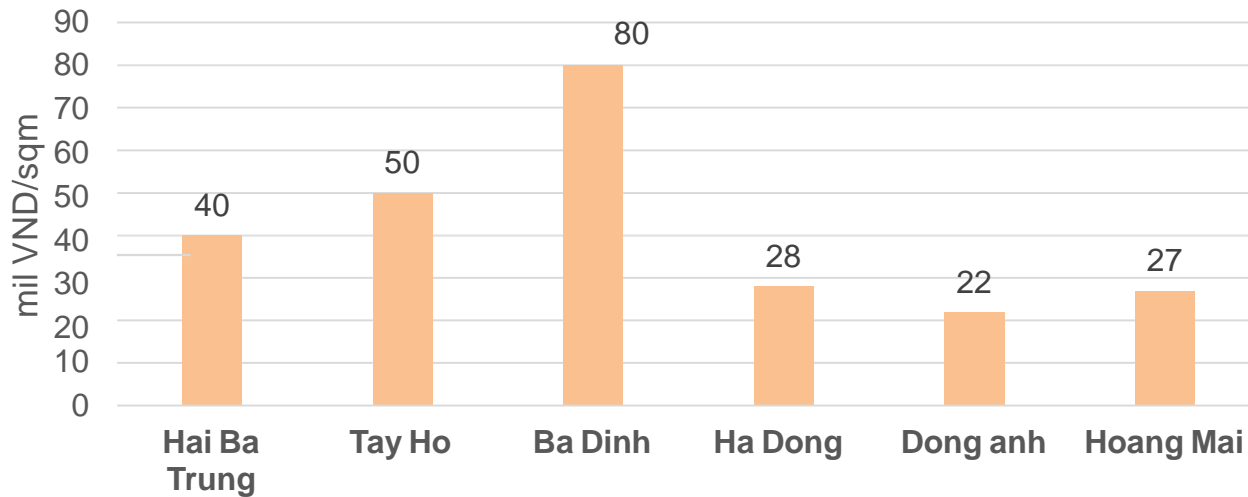


Hoang Mai District

- Through **Metro line 1** (Ngoc Hoi – Yen Vien)
- Through **Metro line 3** (Troj – Nhon – Yen So)
- Through **Metro line 4** (Lien Ha – Bac Thang Long)
- Through **Metro line 8** (Co Nhue – Trau Quy)
- Including: **Giap Bat, Nuoc Ngam Bus Station** and **Yen So Bus Station** in the Future

High-Rise Price

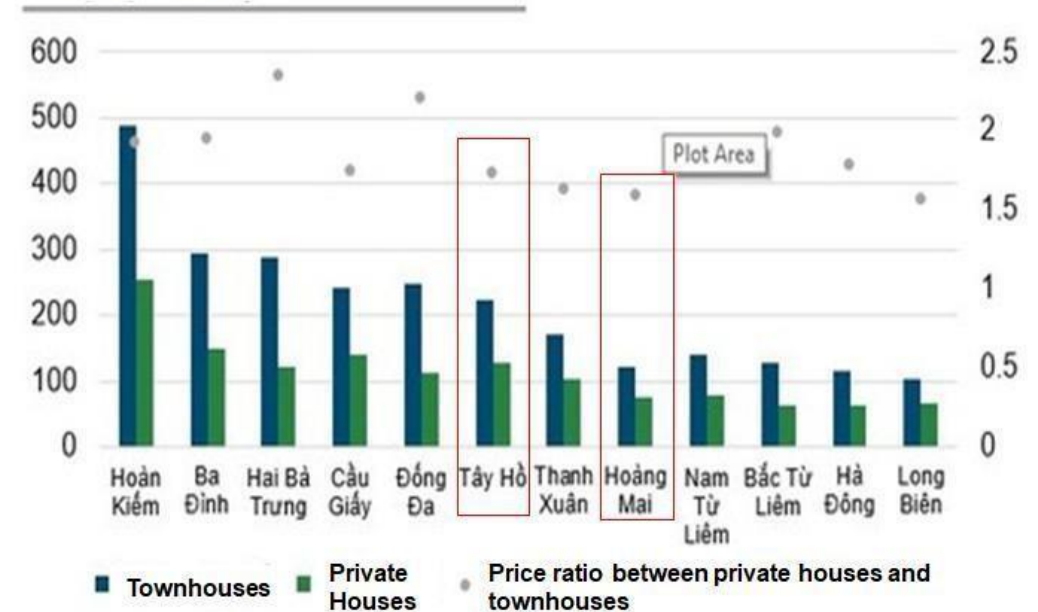
Selling Price of Apartment in Districts in Hanoi (Q4/2020)



Low-Rise Price

Price ratio between private houses and townhouses (Q2/2019)

Unit: mil VND/sqm , Ratio



Hoang Mai and Tay Ho districts are the central gateways of Hanoi. Hoang Mai with the advantage of high density of ecological lakes (14 lakes), rapidly increasing population density, developing synchronous and a lot of metro line, Hoang Mai is expected to develop dramatically as **“The second Tay Ho District”**.

=> **The future of the project very promising**

Main Transportation System



3 main roads:

- Ring road 3
- Giai Phong – Ngoc Hoi
- Tam Trinh

4 metro lines:

- Line 1 (Yen Vien – Ngoc Hoi)
- Line 3 (Troi – Nhon – Yen So)
- Line 4 (Lien Ha – Bac Thang Long)
- Line 8 (Co Nhue – Trau Quy)

According to transportation plan to 2030, many key projects through Hoang Mai District is being strongly deployed . Convenient connection, not only within the city but also provincial roads

Infrastructure is getting better, as well as high occupancy rate, the trend of shifting to settling here is increasing.

VNK Investment Consultancy



WechatID: vnkichanoi

- **Headquarter:** No.32 Tran Luu, An Phu Ward, Thu Duc City, Ho Chi Minh City, Vietnam
- **Hanoi Branch:** 1807B Charmvit Tower, 117 Tran Duy Hung, Ccau Giay District, Ha Noi Capital , Vietnam.
- **Korea Branch:** Two IFC (International Financial Center) 12F #1201, 10, Gukjegeumyung-ro, Yeongdeungpo-gu, Seoul, Republic of Korea

www.vnkic.com

info@vnkic.vn

(+84) 966 913 131 - (+84) 962 525 231